

213 Spring Street, Reservoir, Vic 3073



House For Sale

Wednesday, 12 June 2024

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Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 635 m2

Type: House



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AUCTION \$800,000 - \$880,000

Unlock the potential of this prime property at 213 Spring St, Reservoir. This charming 3-bedroom, 2-bathroom home is not only a comfortable residence but also an outstanding investment opportunity, already generating rental income with approved permits for two large 4-bedroom townhouses.

- **Charming Existing Home:** The current residence offers three spacious bedrooms, a well-appointed bathroom, and a welcoming living area. It's perfect for tenants or as a cozy family home.
- **Rental Income:** Benefit from immediate rental yield, making this property a smart choice for investors seeking steady income while planning for future development.
- **Approved Permits:** This property comes with approved permits for two expansive 4-bedroom townhouses. Save time and start building your investment portfolio with ready-to-go development plans.
- **Versatile Townhouse Design:** Both townhouses feature a convenient downstairs bedroom, broadening your buyer pool to include downsizers, multi-generational families, and those seeking flexible living arrangements. This design maximizes resale value by catering to a wider market.
- **Prime Location:** Located in the heart of Reservoir, this property is within easy reach of local schools, parks, shopping centres, and public transport. Enjoy the convenience and lifestyle benefits of this sought-after neighbourhood.
- **Development Potential:** The approved townhouses promise substantial future returns. Capitalize on the growing demand for quality housing in Reservoir by developing these spacious, modern residences.
- **Investment Appeal:** The combination of immediate rental income and long-term development potential makes this an ideal investment for astute buyers looking to secure their financial future.

Additional Features:

- **Current Home:** Offers a cozy living environment with ample natural light and comfortable living spaces.
- **Location Benefits:** Close to essential amenities, Reservoir and Regent Station, Schools, Edwardes Lake, Preston Market - providing convenience and enhancing the property's appeal.
- **Future Growth:** Take advantage of the high growth area with increasing property values.

Don't miss this exceptional opportunity to own a versatile property with significant upside potential at 213 Spring St, Reservoir. Whether you're an investor or looking for a family home with future development prospects, this property ticks all the boxes.